



North Chenango River Corridor Brownfield Opportunity Area

Community Conversation

November 1, 2012



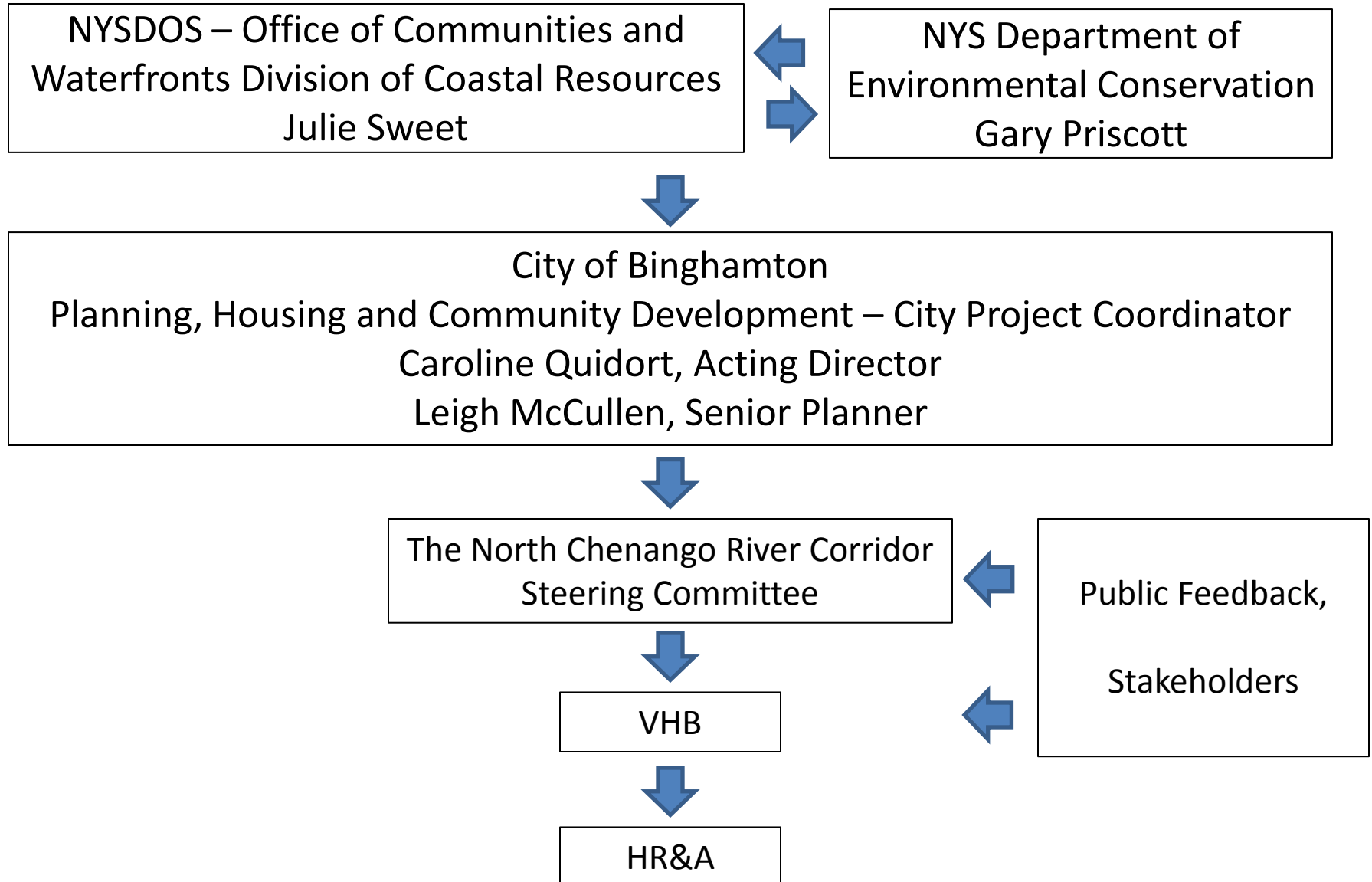


Tonight's Agenda

1. Project Overview and Summary
2. Review of Existing Conditions
3. Preliminary Issues and Opportunities
4. Review Public Input Session
5. Q/A - Next Steps



The Team





What is the Purpose of the BOA Program?

- Assess the community impacts caused by brownfields, economic distress
- Build a shared community vision and consensus on the reuse and redevelopment of strategic sites and actions to achieve community revitalization
- Identify community redevelopment and revitalization opportunities
Coordinate and collaborate with local, state, and federal agencies, community groups and private-sector partners to identify and implement solutions to improve communities
- Develop public-private sector partnerships to leverage investment and implement revitalization projects



What is a Brownfield?

- Vacant, blighted or underutilized properties
- Real or perceived contamination issues
- Impacts may affect surrounding communities
- Redevelopment goals: jobs, preserve cultural heritage and environment, restore linkages, strengthen communities



What is a Brownfield?

Brownfields are lands burdened by the presence or perceived presence of environmental contamination.

The Brownfield Opportunity Area (BOA) program enables communities to develop strategies to return dormant and underutilized Brownfields back into productive use while restoring environmental quality.

- Brownfield redevelopment can help to create new jobs, preserve cultural heritage, rehabilitate the environment, restore linkages across the city / region and strengthen existing communities.
- Because Brownfields are often in urban areas, their redevelopment can take advantage of existing infrastructure which is a more sustainable choice compared with outward expansion.

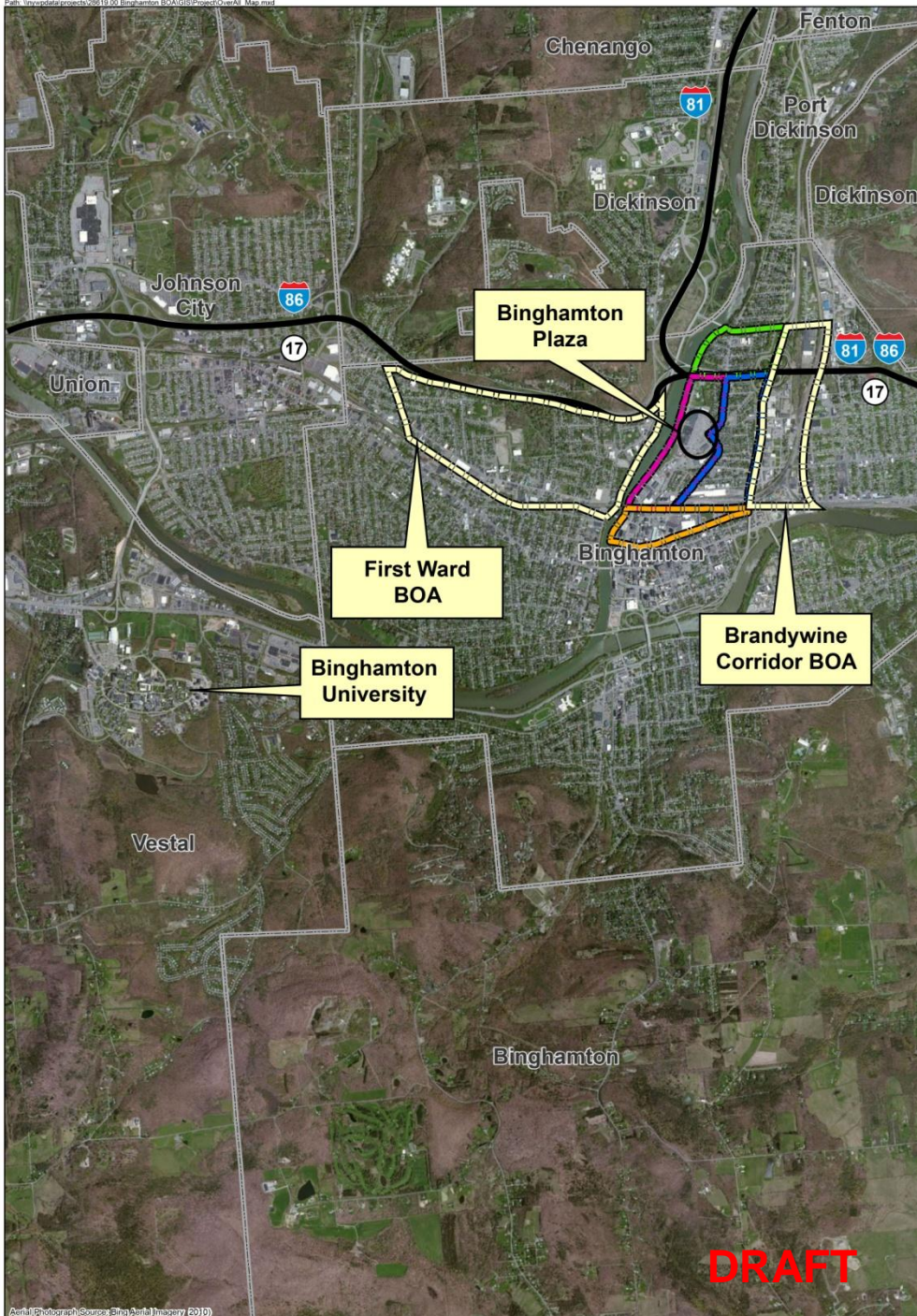


The BOA Program provides an opportunity for a more comprehensive understanding of realistic expectations for the future.

- An in-depth understanding of existing conditions.
- A description of all the Brownfield sites as well as specific strategic sites for investment within the area.
- An understanding of the economic conditions and market trends and potential that will influence how the area can evolve over time.
- Preparation of a planning document containing recommendations for future uses and actions to redevelop the strategic sites with the aim of overall community revitalization.

North Chenango River Corridor Brownfield Opportunity Area *Overview*

- City is evaluating a core area that has seen significant disinvestment.
- Redevelopment patterns can take advantage of existing urban form (access, walkability, infrastructure)
- Creative environment needs to be harnessed.



Legend

Brownfield Opportunity Areas



BOA Core Area (131.11 Acres)

BOA Subarea 1 (134.45 Acres)

BOA Subarea 2 (73.80 Acres)

BOA Subarea 3 (68.46 Acres)



Municipal Boundary

DRAFT



Parcel Boundary

er

North Chenango River Corridor Brownfield Opportunity Area *Land Use*








- Core area primarily commercial dominated by Binghamton Plaza.
- Sub-area 1 primarily residential but separated from balance of city by major infrastructure (highways/railroad)
- Sub-area 2 primarily residential in nature with commercial spine along Chenango Street.
- Sub-area 3 Urban form and transition to downtown.

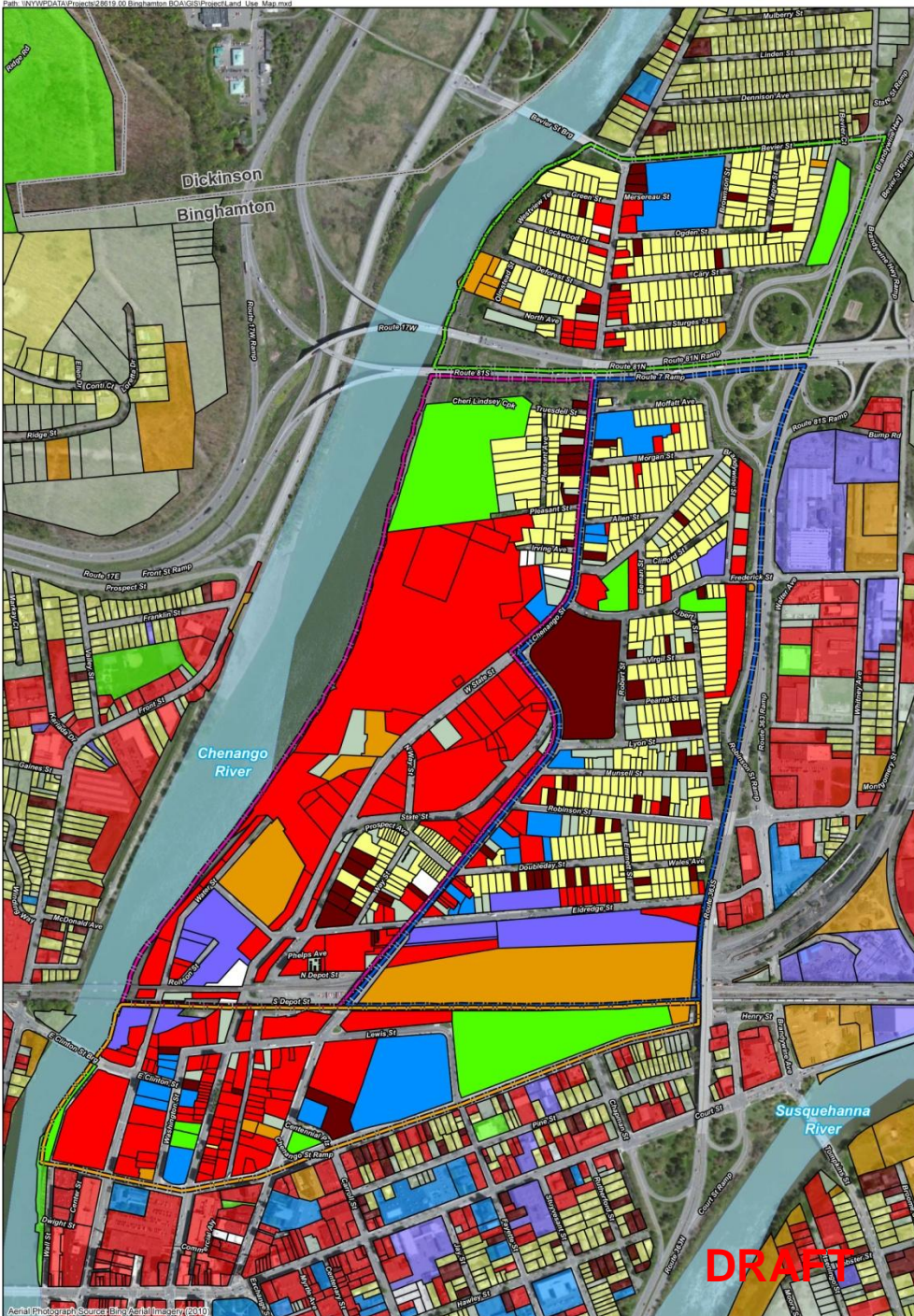
Legend

Land Use

	Residential		Vacant
	Multi-Residential		No Data
	Commercial		
	Industrial		
	Public Services		
	Community Services		
	Recreational		

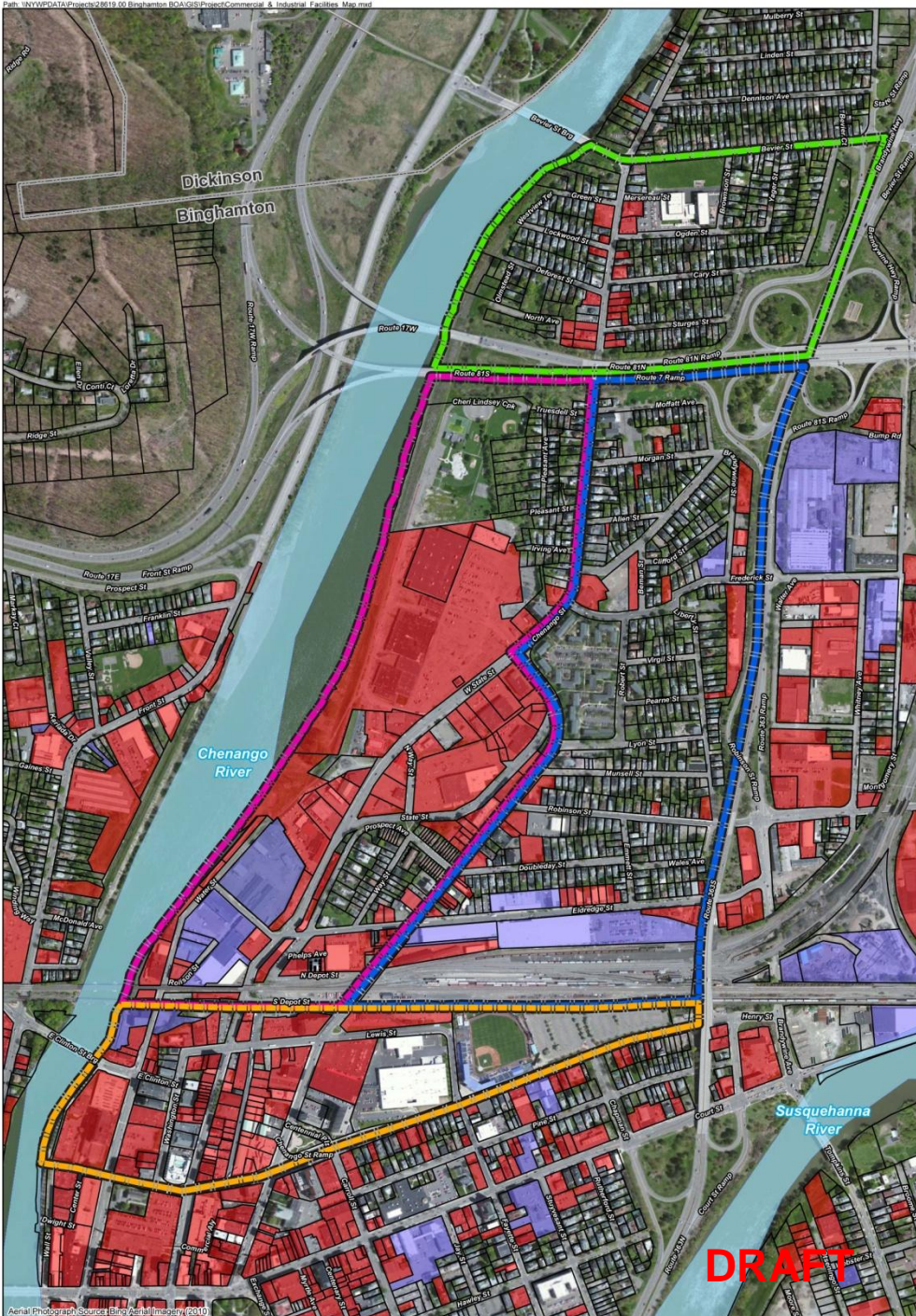
Brownfield Opportunity Areas

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	BOA Subarea 1 (134.45 Acres)
	BOA Subarea 2 (73.80 Acres)
	BOA Subarea 3 (68.46 Acres)
	Municipal Boundary
	Assessor Parcel Boundary
	Open Water



North Chenango River Corridor Brownfield Opportunity Area *Commercial and Industrial Facilities*

- Approximately 14.73 acres in Industrial use
- Approximately 95.94 acres in Commercial use
- Concentrated in Core Area and Subarea 3



Legend

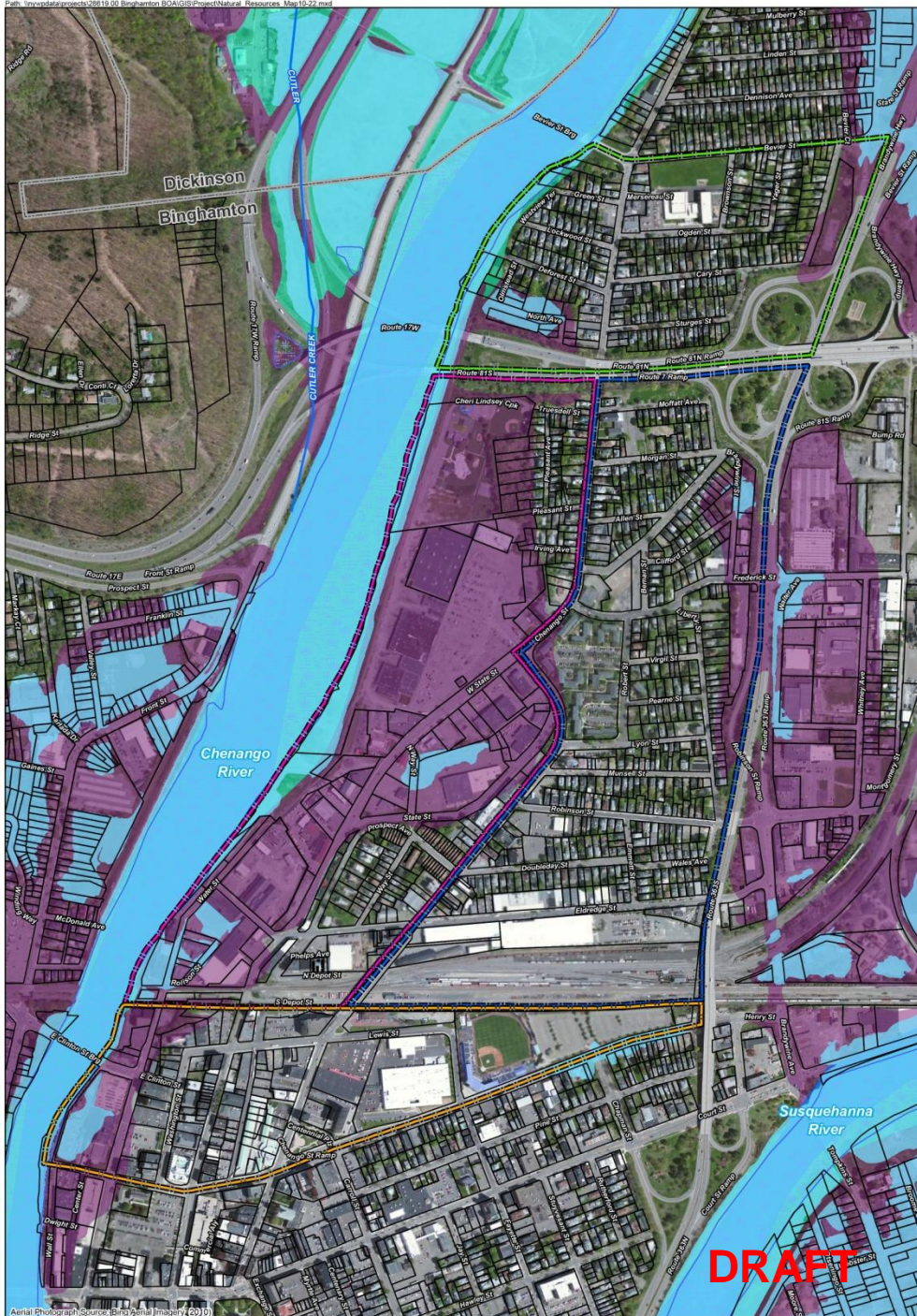
- Commercial
- Industrial
- Assessor Parcel Boundary
- Municipal Boundary
- Open Water

Brownfield Opportunity Areas

- BOA Core Area (131.11 Acres)
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- BOA Subarea 3 (68.46 Acres)

North Chenango River Corridor Brownfield Opportunity Area *Natural Resources*

- Built-up, urbanized environment
- Primary natural resource systems are the Chenango and Susquehanna Rivers
- Potential flood hazard from large storm events









Legend

-  Rivers
-  Wetlands
-  Open Water

FEMA Flood Zone

-  100 Year Flood Zone
-  500 Year Flood Zone
-  2011 Flood Zone

Brownfield Opportunity Areas

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-  BOA Subarea 3 (68.46 Acres)
-  Assessor Parcel Boundary
-  Town Outline

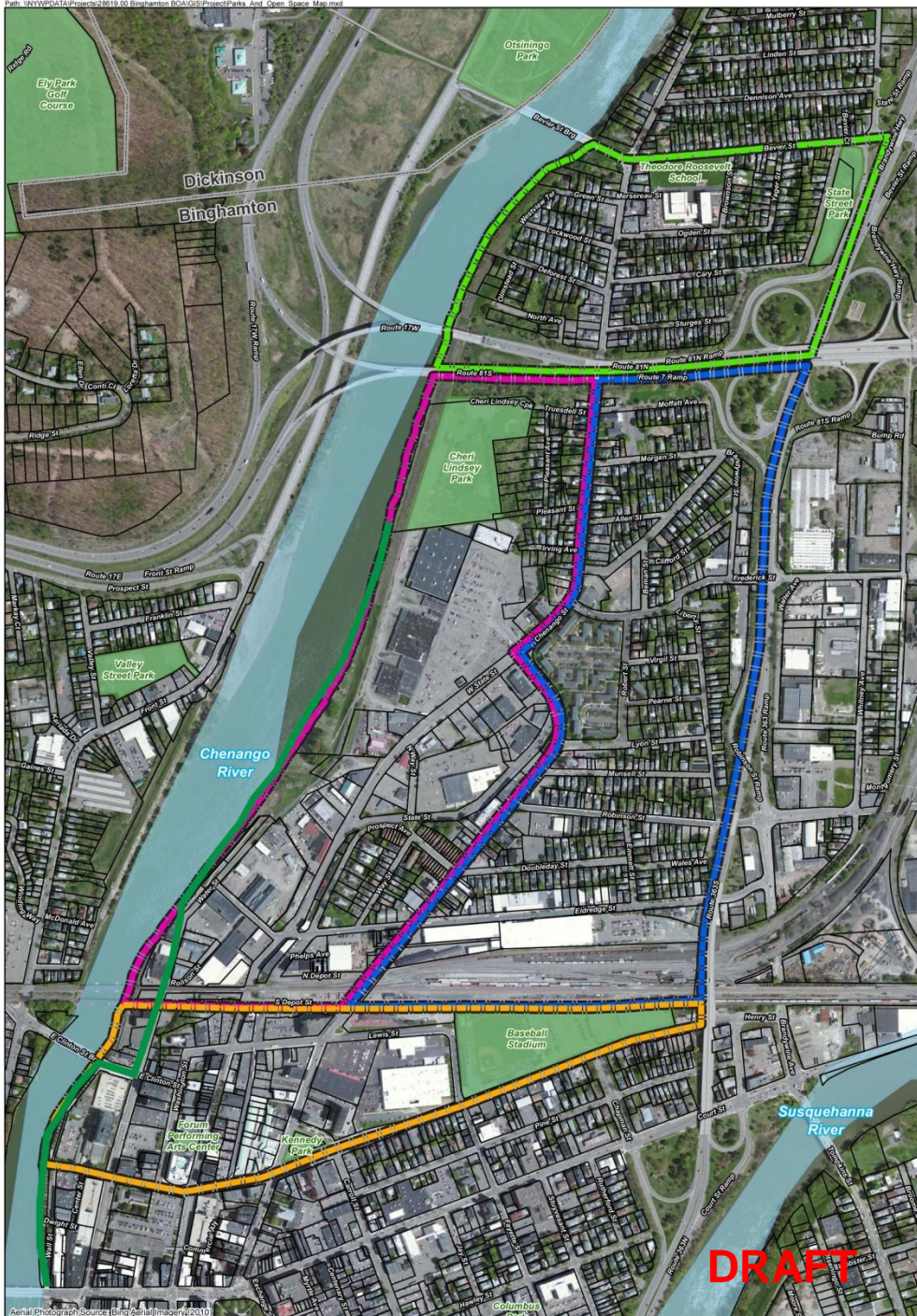
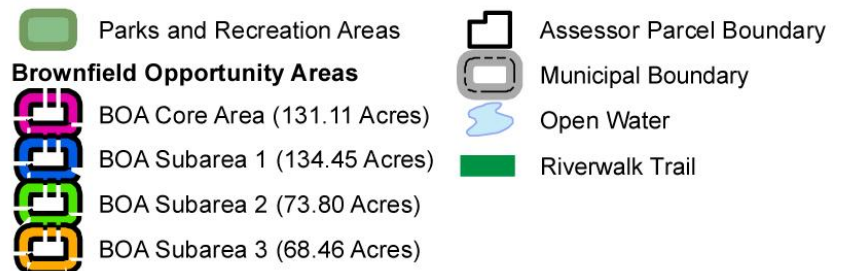
North Chenango River Corridor

Brownfield Opportunity Area

Parks And Open Space Resources

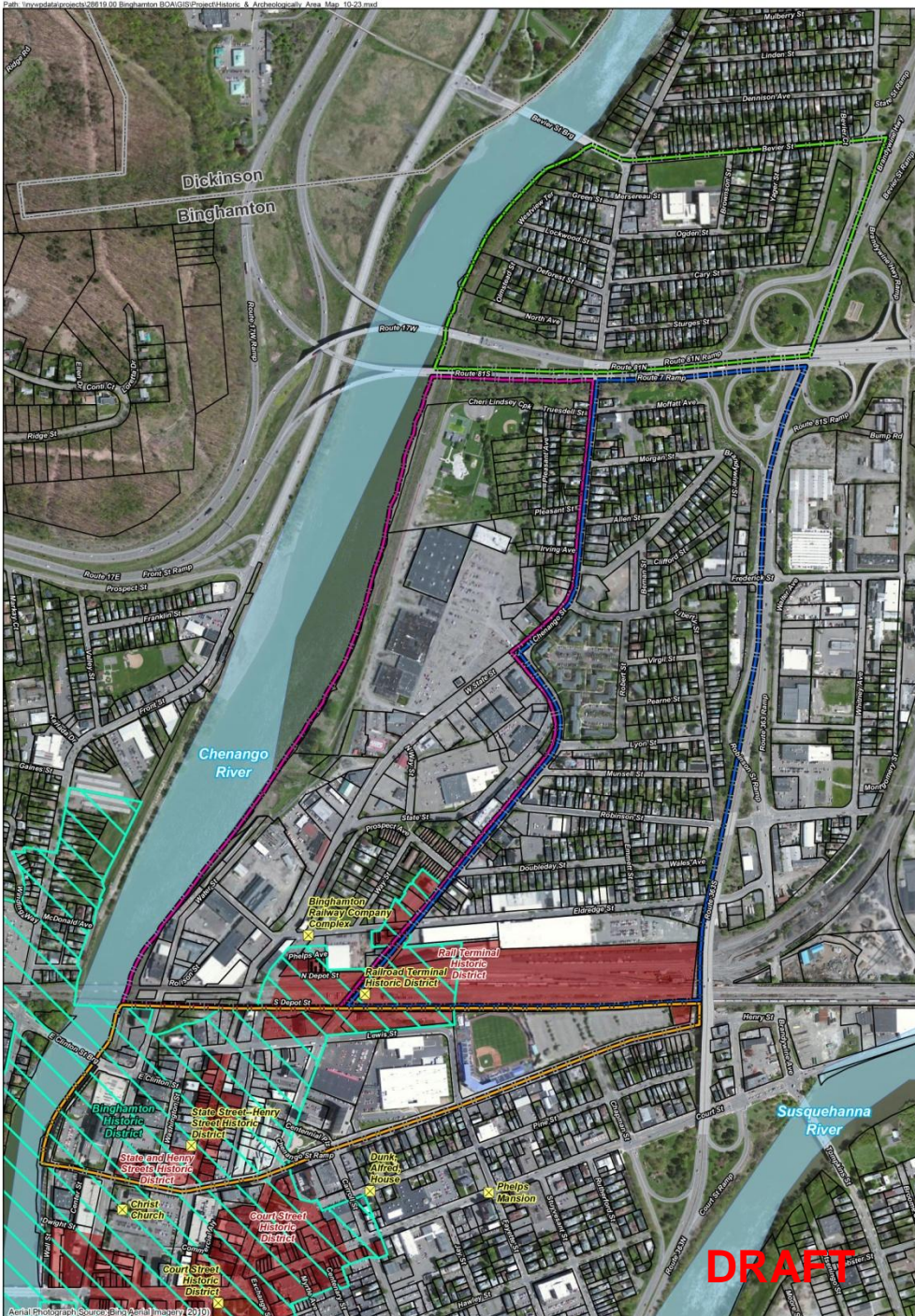
- Sub-area 1 underserved by way of active recreation resources.
- Cheri Lindsey Park has reported issues with sub-surface conditions.
- Extension of Riverwalk Trail to Otsiningo Park needs to be routed.
- Creation of better east/west connections.

Legend



North Chenango River Corridor Brownfield Opportunity Area *Historic Significant Areas*

- Historic Districts and Sites concentrated in southern end of Study Area
- Both National Register and State/local designations



Legend



National Register Sites



Local & State Historic Districts



National Historic Districts



Municipal Boundary



Assessor Parcel Boundary



Open Water

Brownfield Opportunity Areas



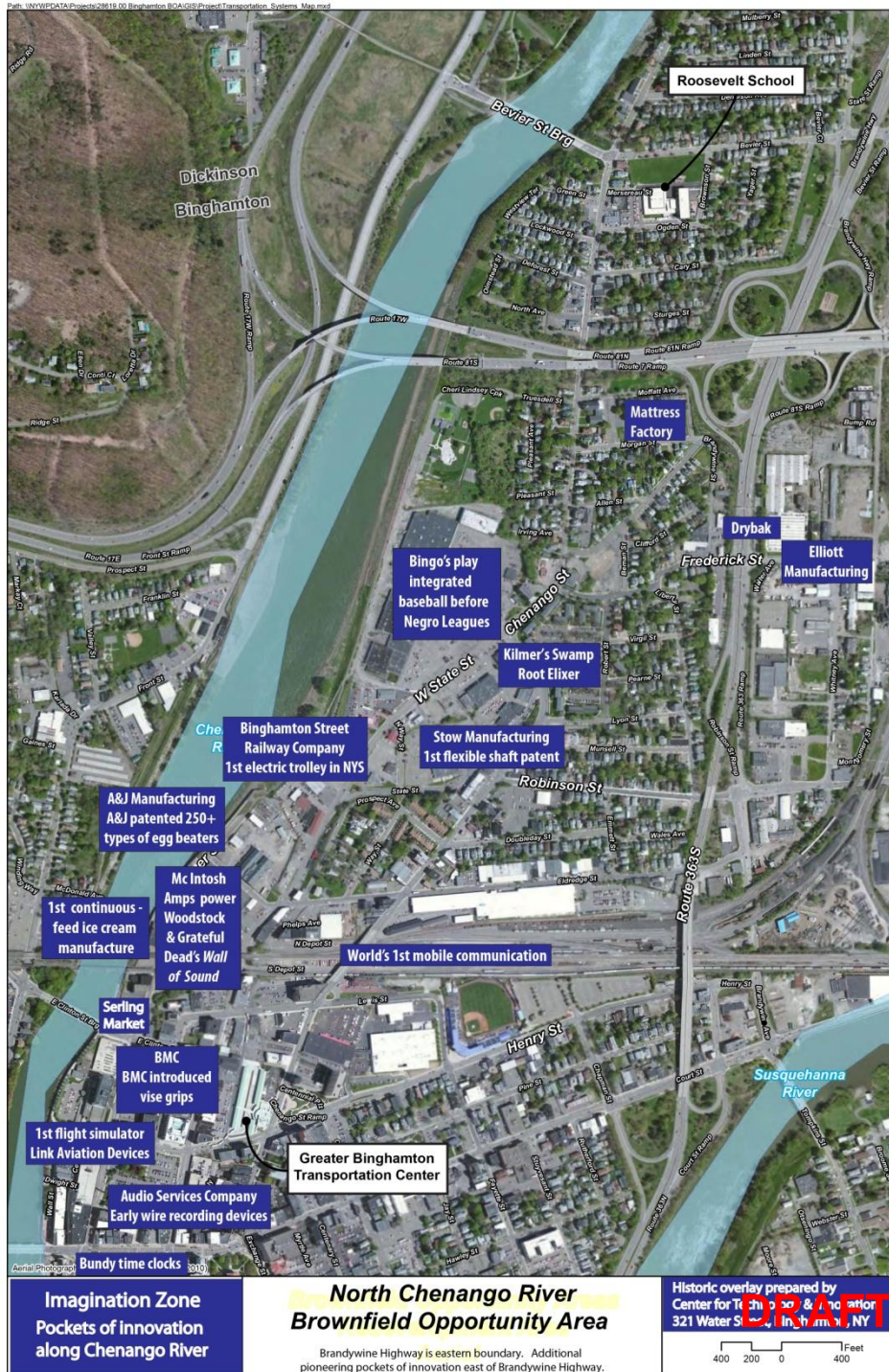
BOA Core Area (131.11 Acres)

BOA Subarea 1 (134.45 Acres)

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BOA Subarea 3 (68.46 Acres)

North Chenango River Corridor Brownfield Opportunity Area *Imagination Zone*







North Chenango River Corridor Brownfield Opportunity Area *Transportation Systems*

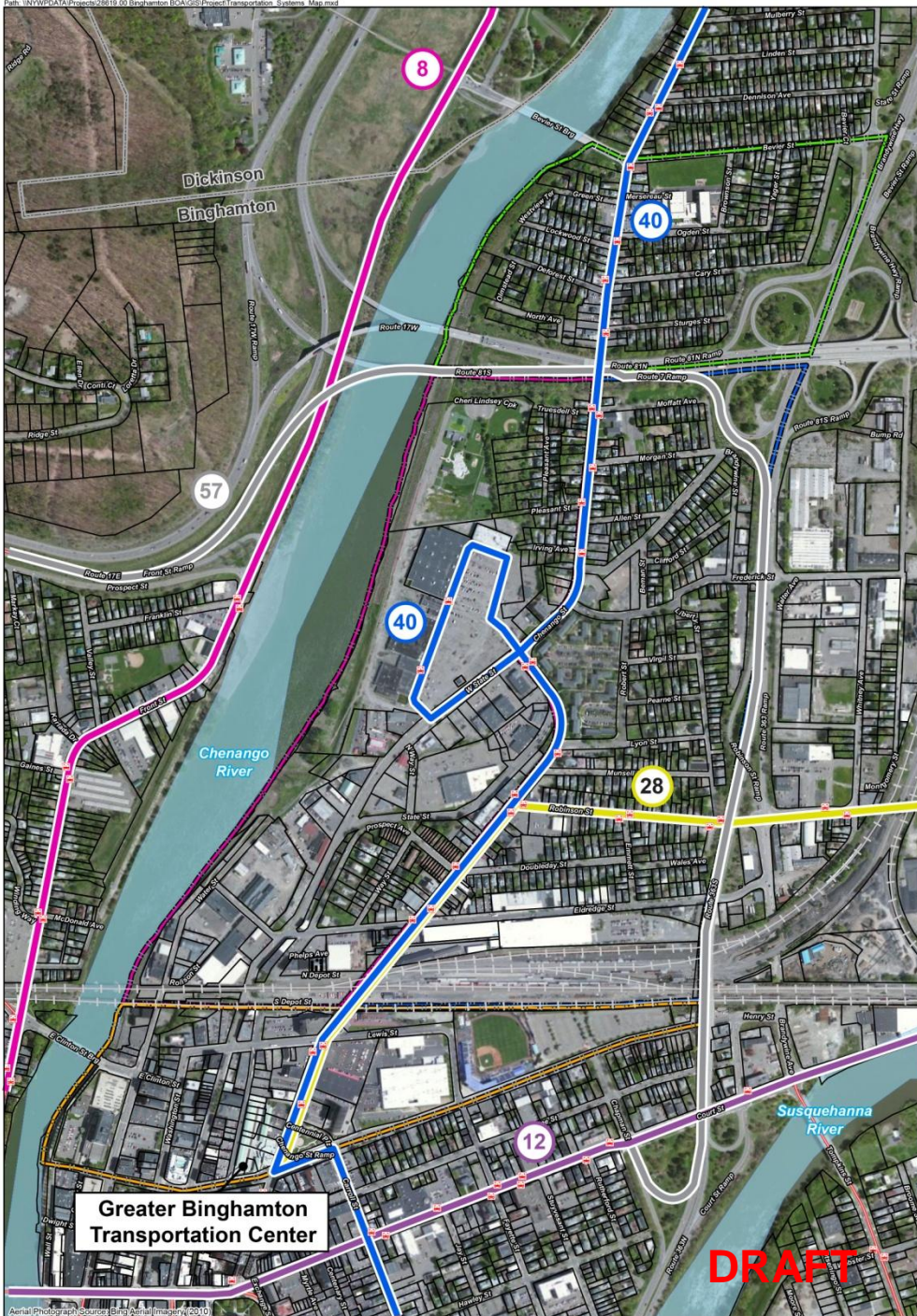
- 2 BC Transit routes through Study Area
- Transportation Center provides access to local and regional carriers
- Freight access

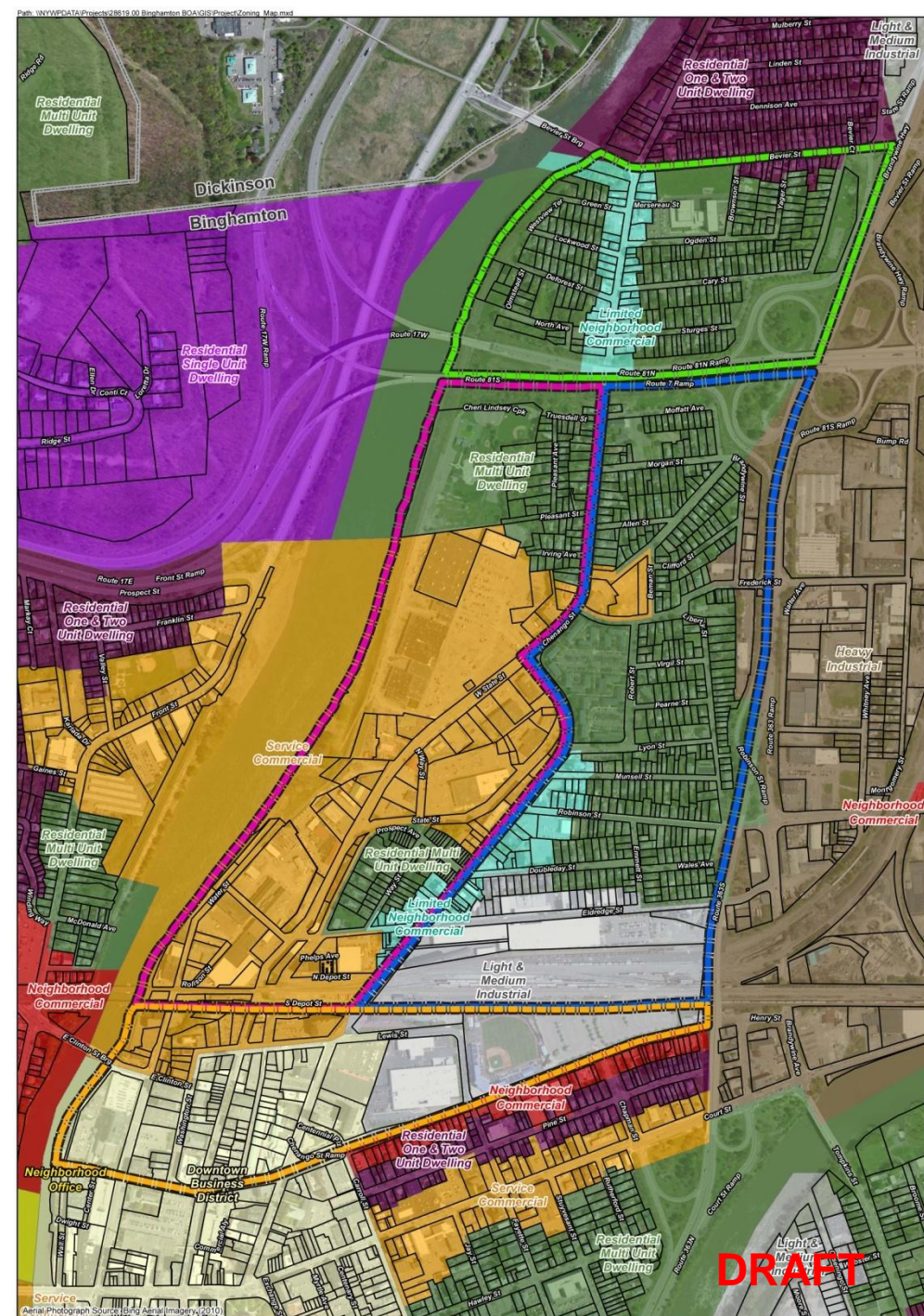
Legend

-  Bus Stops
-  Transit Routes
-  Railroad
-  Municipal Boundary
-  Assessor Parcel Boundary
-  Open Water

Brownfield Opportunity Areas

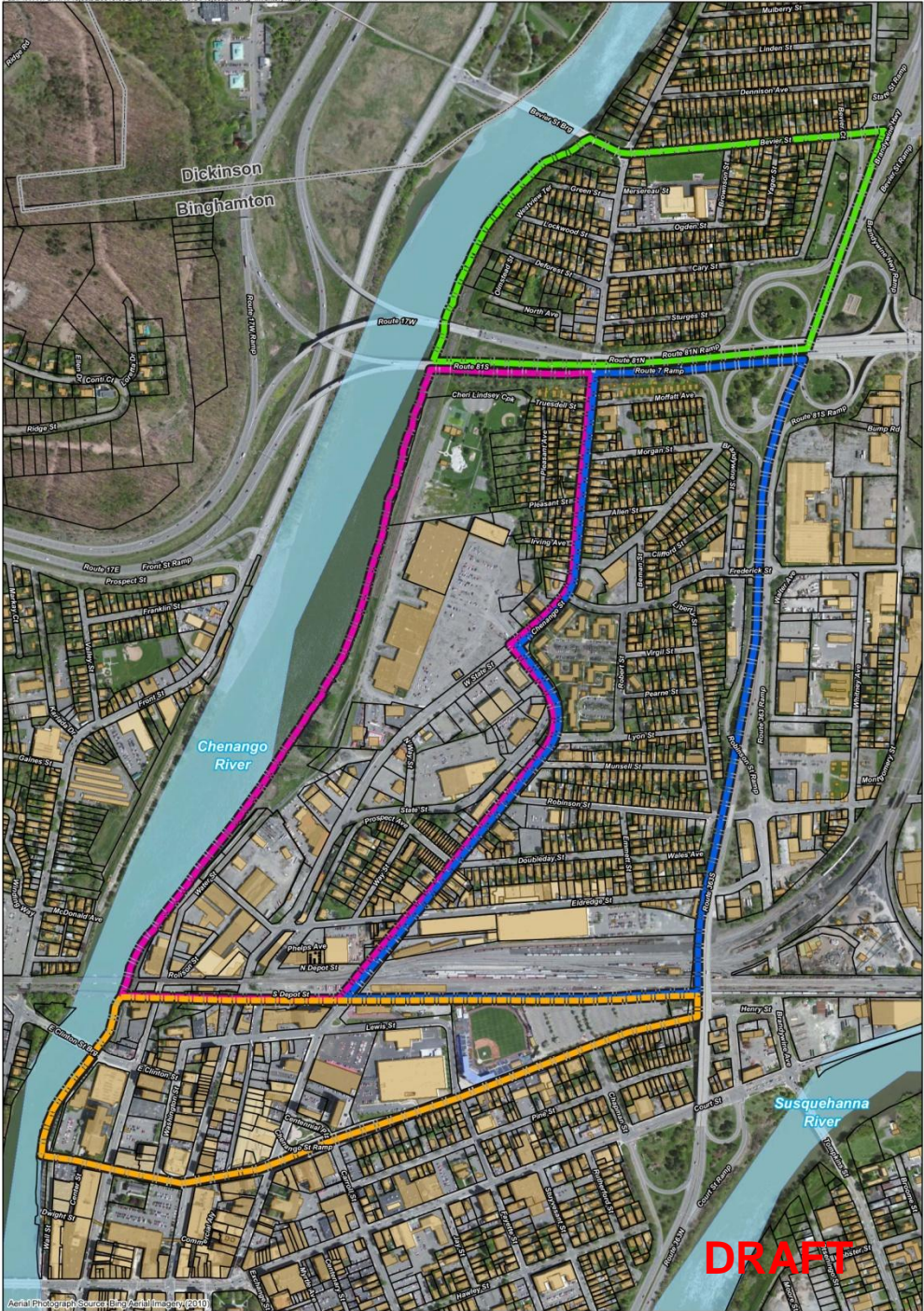
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-  BOA Subarea 3 (68.46 Acres)





North Chenango River Corridor Brownfield Opportunity Area Zoning

- Place Holder











North Chenango River Corridor

Brownfield Opportunity Area

Building Inventory Map

- Place Holder








Legend

	Building		Municipal Boundary
Brownfield Opportunity Areas			Assessor Parcel Boundary
	BOA Core Area (131.11 Acres)		Open Water
	BOA Subarea 1 (134.45 Acres)		
	BOA Subarea 2 (73.80 Acres)		
	BOA Subarea 3 (68.46 Acres)		








North Chenango River Corridor Brownfield Opportunity Area *Utilities*

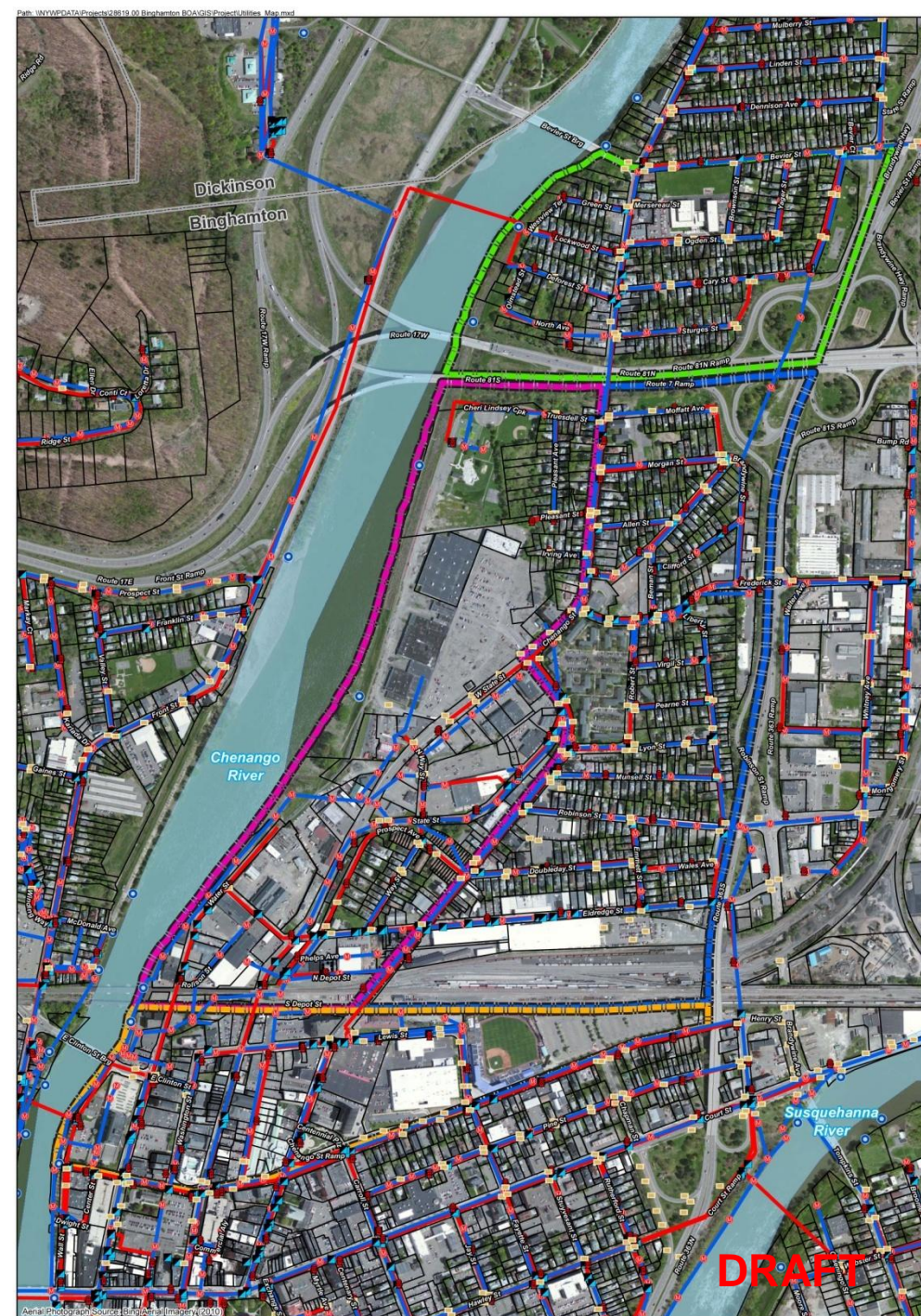
- Place Holder

Legend

-  Catchbains
-  Hydrants
-  Water Valves
-  Stormwater Outfalls
-  Manholes
-  Sewer Main
-  Water Mains

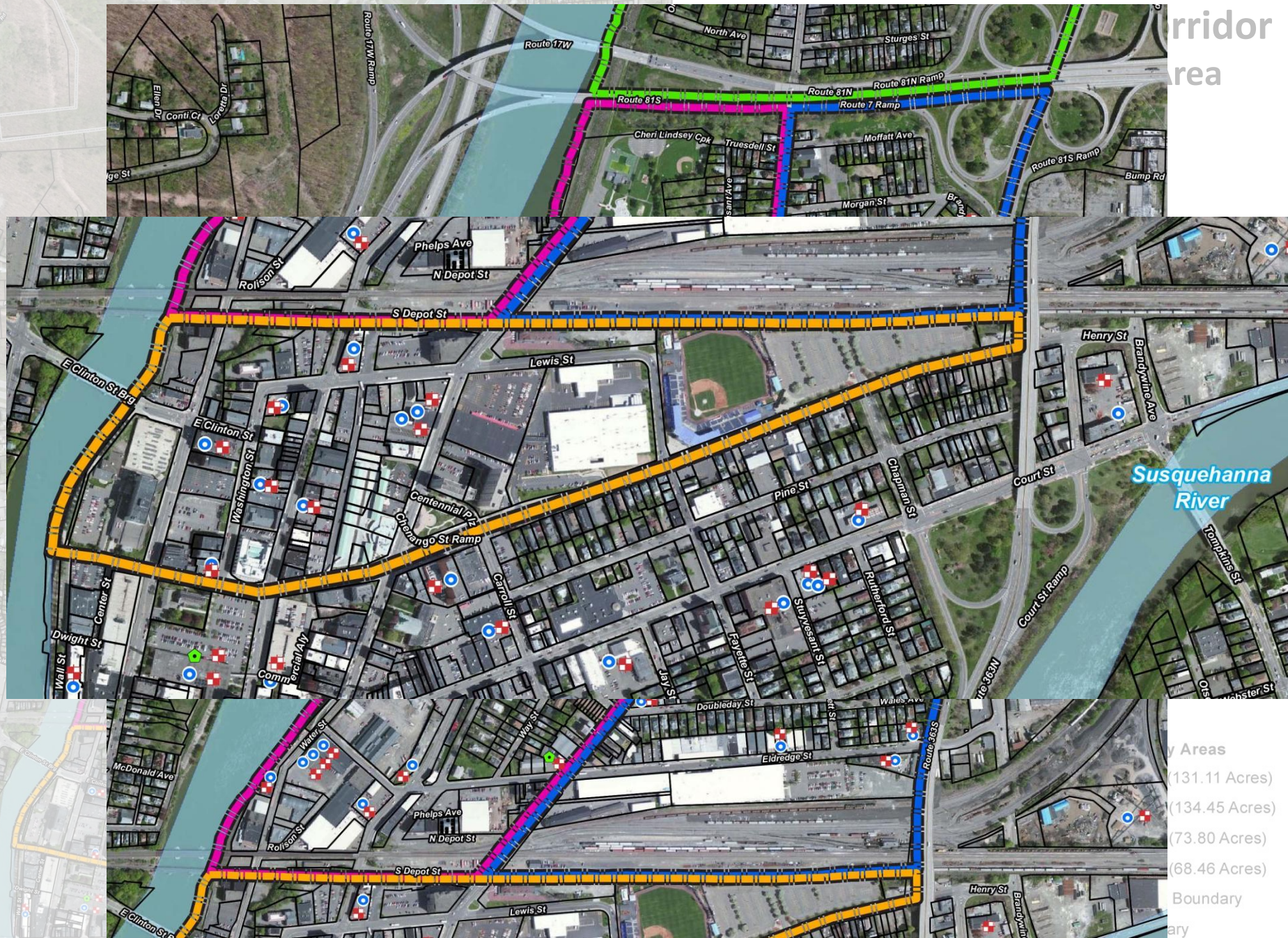
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-  BOA Subarea 1 (134.45 Acres)
-  BOA Subarea 2 (73.80 Acres)
-  BOA Subarea 3 (68.46 Acres)
-  Municipal Boundary
-  Assessor Parcel Boundary
-  Open Water





Corridor Area



Susquehanna River

Study Areas

(131.11 Acres)

(134.45 Acres)

(73.80 Acres)

(68.46 Acres)

Boundary

ary

Open Water

North Chenango River Corridor Brownfield Opportunity Area *Core Redevelopment Area*

- Place Holder

Legend

 Potential Brownfield Inventory Property

Brownfield Opportunity Areas

 BOA Core Area (131.11 Acres)

 Assessor Parcel Boundary

 Municipal Boundary

 Open Water

FirstSearch Database

 CERCLIS

 ERNS

 LUST

 UST

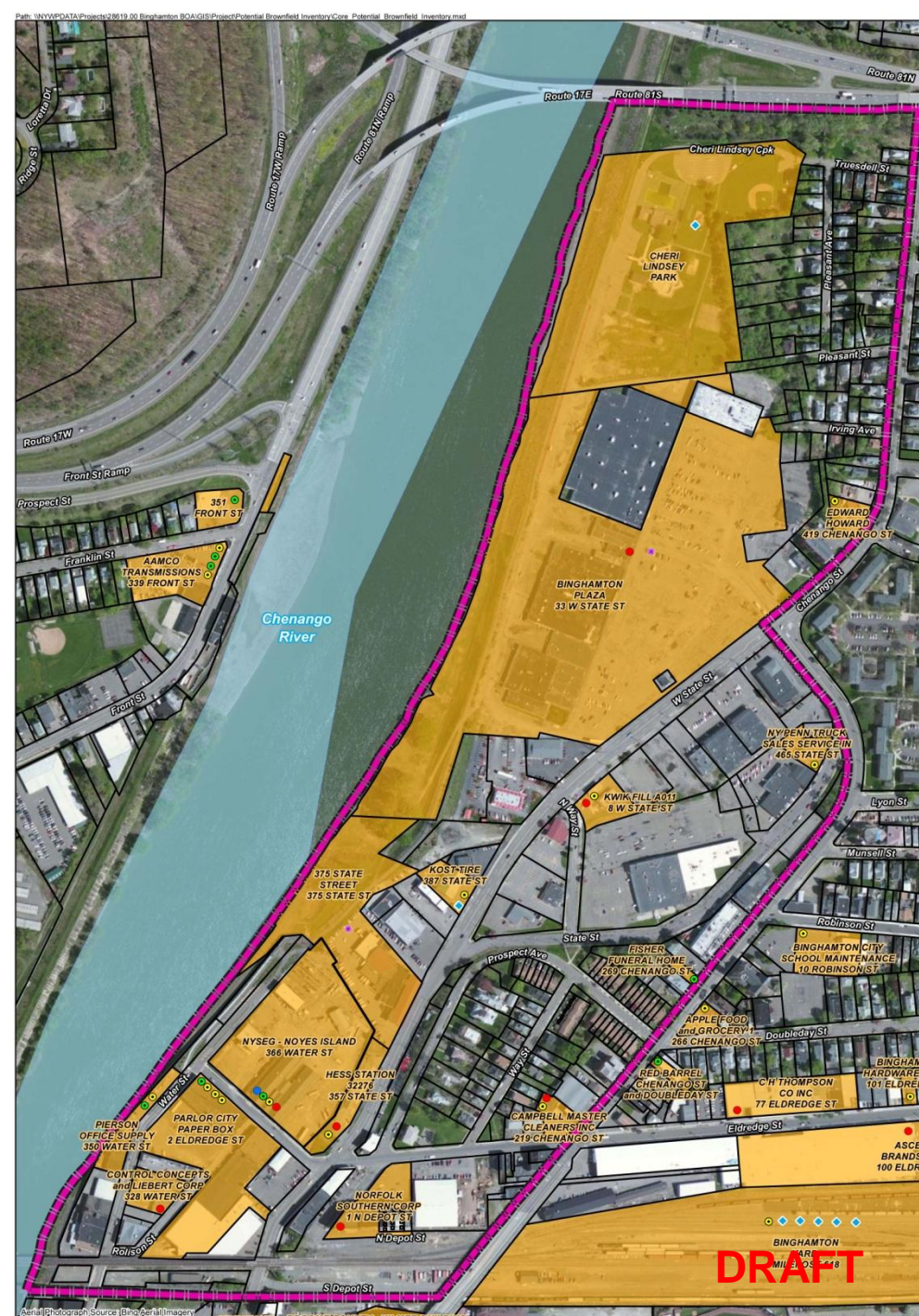
 STATE

 RCRACOR

 RCRAGEN

 RCRATSD

 OTHER





North Chenango River Corridor

Brownfield Opportunity Area

Subarea 1 Redevelopment

- Place Holder

Legend

 Potential Brownfield Inventory Property

 LUST

Brownfield Opportunity Areas

 BOA Subarea 1 (134.45 Acres)

 Assessor Parcel Boundary

 Municipal Boundary

 Open Water

FirstSearch Database

 CERCLIS

 ERNS

 UST

 STATE

 RCRACOR

 RCRAGEN

 RCRATSD

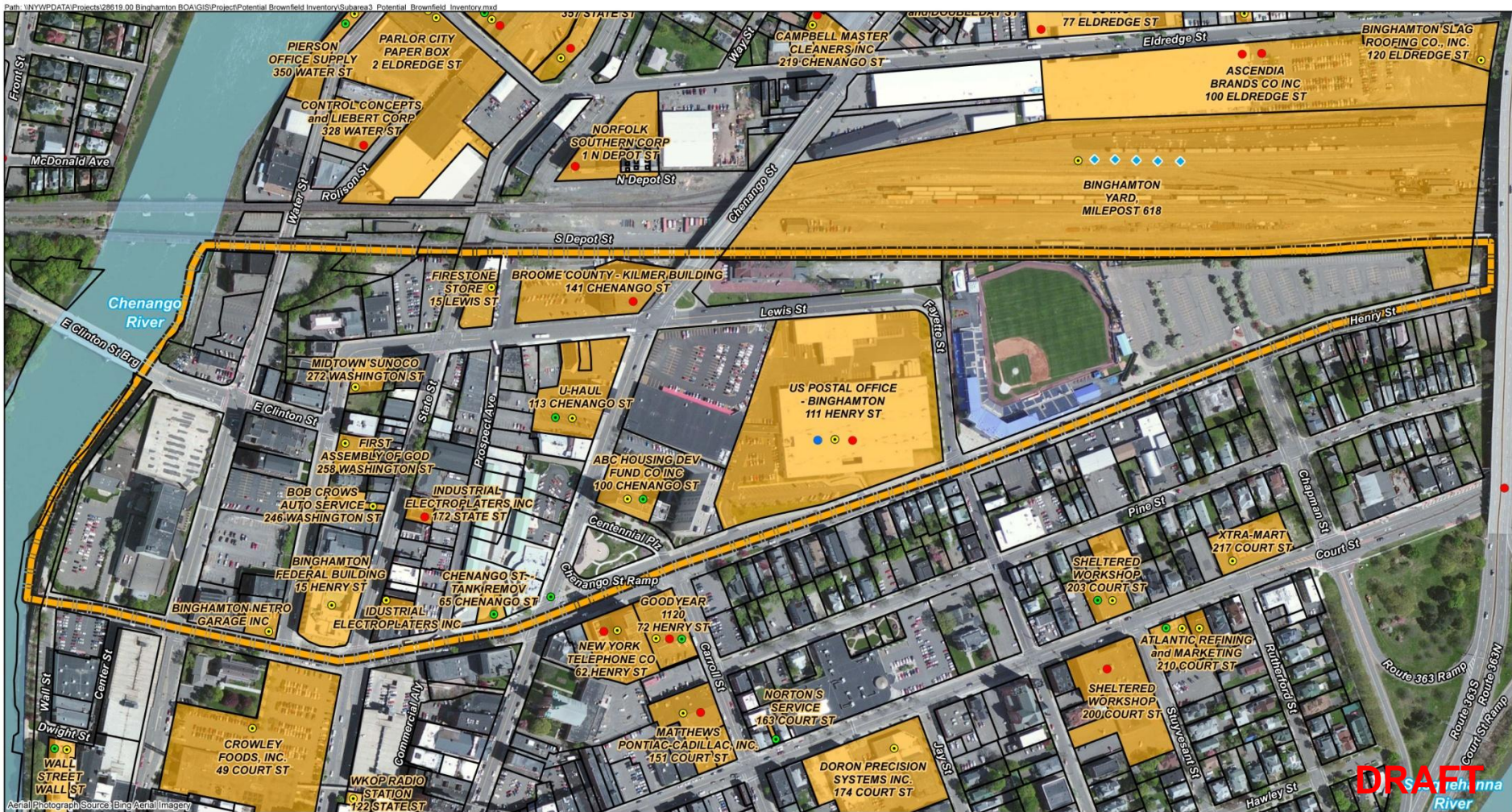
 OTHER

DRAFT

Legend

- | | | | | | |
|---|---|---|---|---|---------|
|  | Potential Brownfield Inventory Property | FirstSearch Database |  | RCRACOR | |
| Brownfield Opportunity Areas |  | CERCLIS |  | RCRAGEN | |
|  | BOA Subarea 2 (73.80 Acres) |  | ERNS |  | RCRATSD |
|  | Assessor Parcel Boundary |  | LUST |  | OTHER |
|  | Municipal Boundary |  | UST | | |
|  | Open Water |  | STATE | | |

- Place Holder



North Chenango River Corridor Brownfield Opportunity Area *Subarea 3 Redevelopment*

- Place Holder



North Riverfront District Concept Plan

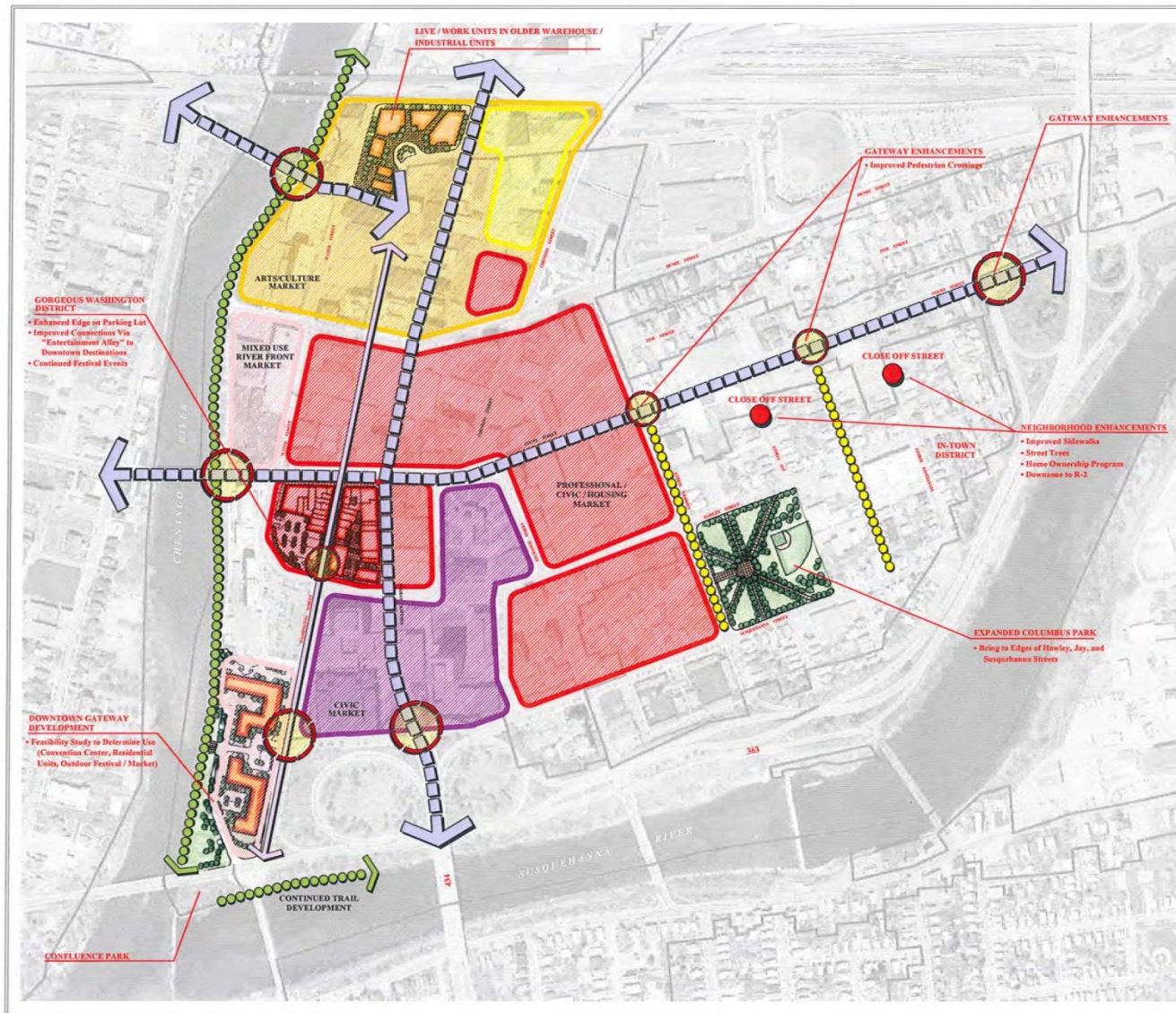


THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
NEW YORK CITY • SARATOGA SPRINGS • BOSTON

Comprehensive Plan

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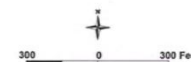


Downtown / Intown District Concept Plan

- Significant Gateways
- Primary Neighborhood Gateways
- Improved Riverfront Trail Connection
- Primary Transportation Corridors
- Potential Pedestrian-Oriented "Entertainment Alley"

Emerging Downtown Markets
(Districts Generally Outline Emerging Markets, But Do Not Limit Locations)

- Arts, Cultural, & Housing Market
- Entertainment Market (Entertainment Alley)
- Professional / Civic / Housing Market
- Riverfront Market
- Civic Market

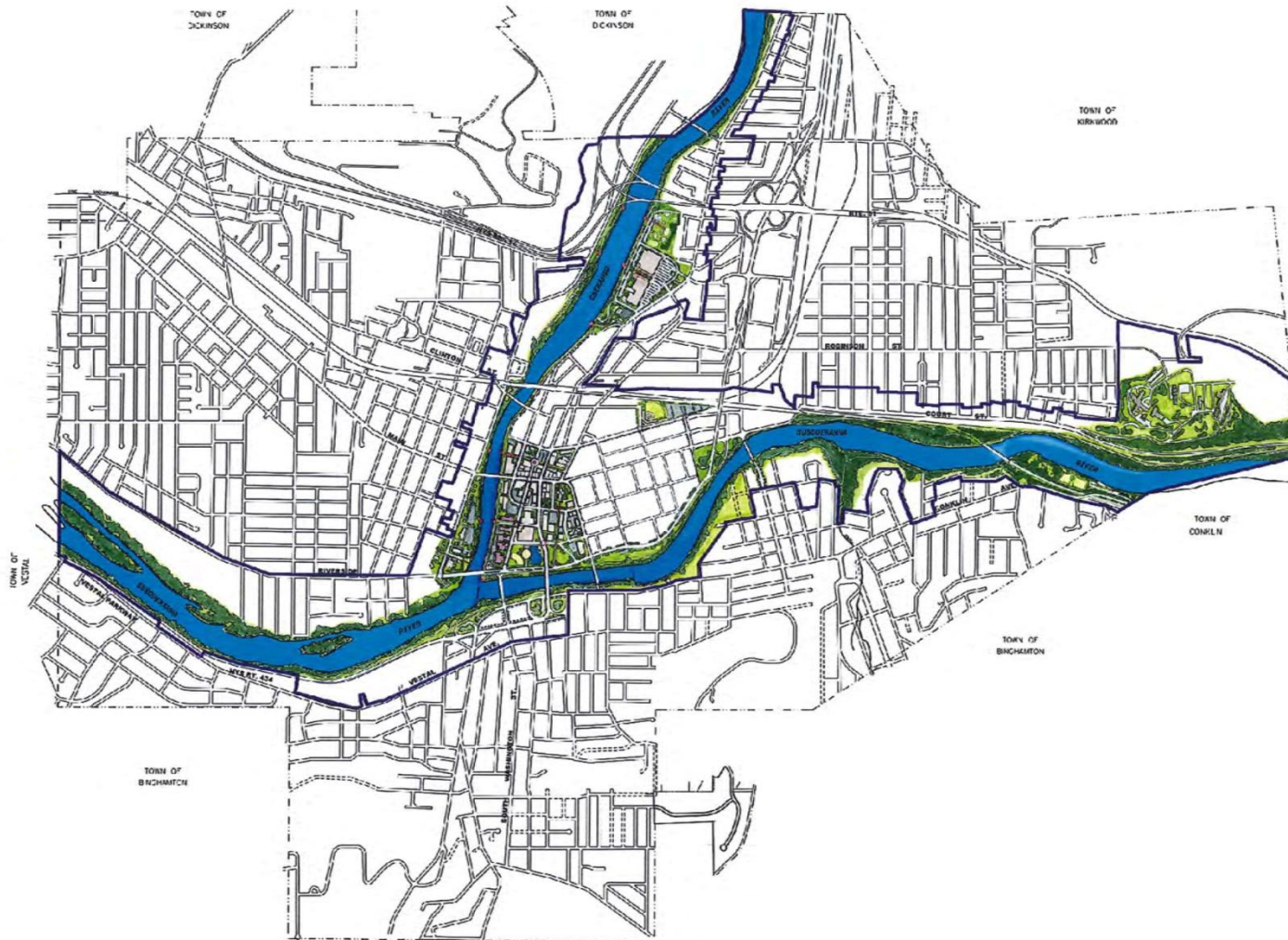


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Two Rivers, One Future

A Local Waterfront
Revitalization Program

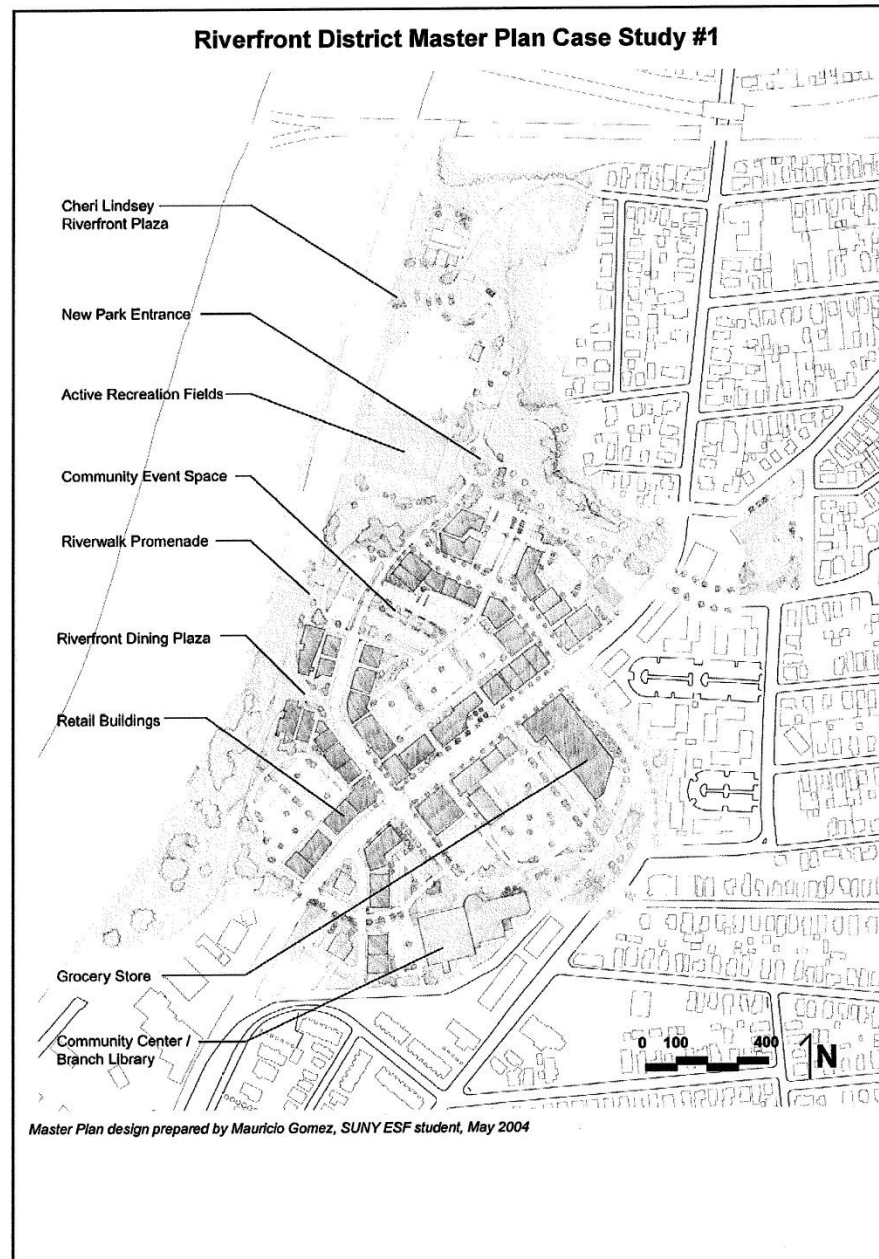
Study Area Concept Plan

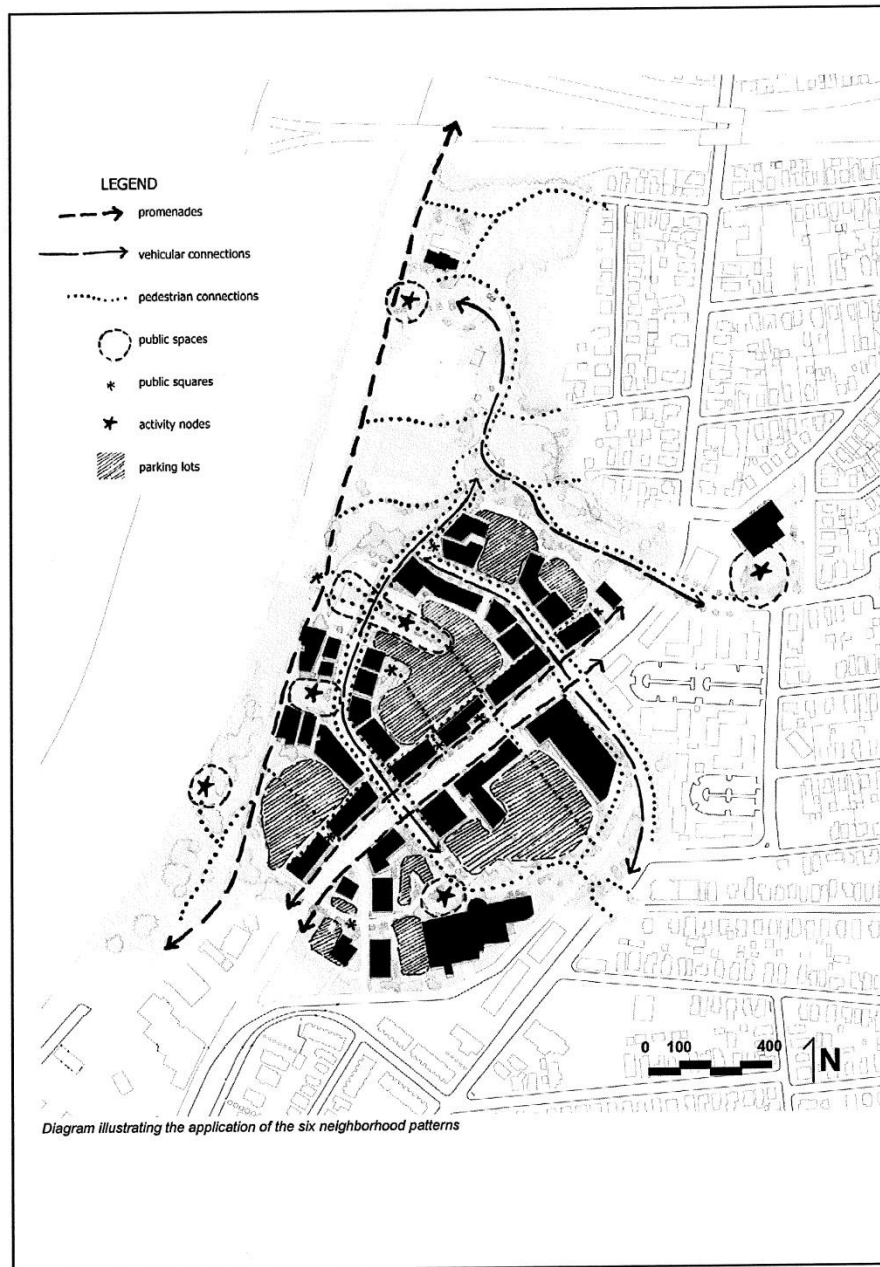


Not to Scale



peter j. smith & company inc.
Buffalo, New York-Fort Erie, Ontario





North Chenango River Corridor

Brownfield Opportunity Area

Preliminary Issues and Opportunities

Land use and Strategic Redevelopment

Binghamton Riverwalk Hotel is undergoing extensive renovations providing a positive sign of reinvestment in the community.

Legend

- Existing Riverwalk Trail
- Potential Location of Trail Extension

- | | | | |
|--|----------------------------------|--|-------------------------------------|
| | Brownfield Cleanup Program Site | | Brownfield Opportunity Areas |
| | Chemical Bulk Storage Sites | | BOA Core Area (131.11 Acres) |
| | Major Oil Storage Facility Sites | | BOA Subarea 1 (134.45 Acres) |
| | NYDEC Contaminated Sites | | BOA Subarea 2 (73.80 Acres) |
| | Petroleum Bulk Storage Sites | | BOA Subarea 3 (68.46 Acres) |
| | | | Assessor Parcel Boundary |
| | | | Municipal Boundary |
| | | | Open Water |

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Visioning and Public Feedback



The Visioning process will set the stage for the development of revitalization and redevelopment options

- Identify and address key challenges
- Build upon strengths
- Capture current and projected growth opportunities
- Promote development potential
- Provide new opportunities for economic, social and community benefit over the long term.



How do you see the North Chenango Corridor Neighborhood in 20 years?



Ground Rules

- Limited Time
- Every opinion is valid
- Everyone gets to talk
- Keep the conversation positive and constructive
- Keep the discussion moving – don't get hung up on points of disagreement
- Try to think of potential solutions as well as problems



“Meet Your Facilitators”



Suggested Breakout Tables

What would you like to see...?

Land Use and Strategic Redevelopment

- Place
- Connections
- Edges
- Missing Land Use
- Retail/Other
- History and Urban Setting
- Sustainability
- Character

Connectivity and Streetscape

- Bicycle and Pedestrian Facilities
- Connections
- Adjustments
- Accommodations
- Transportation
- Safety
- Circulation
- Operations



Report Back

- Land Use and Strategic Redevelopment
- Connectivity and Streetscape
- Other



Tentative Timeline North Chenango River Corridor BOA

November 1, 2012

- First Public Meeting
- Existing Conditions Overview, initial public input

January 2013

- Second Public Meeting
- Presentation of preliminary planning concepts and recommendations

April 2013

- Third public meeting
- Presentation of Plan recommendations and report

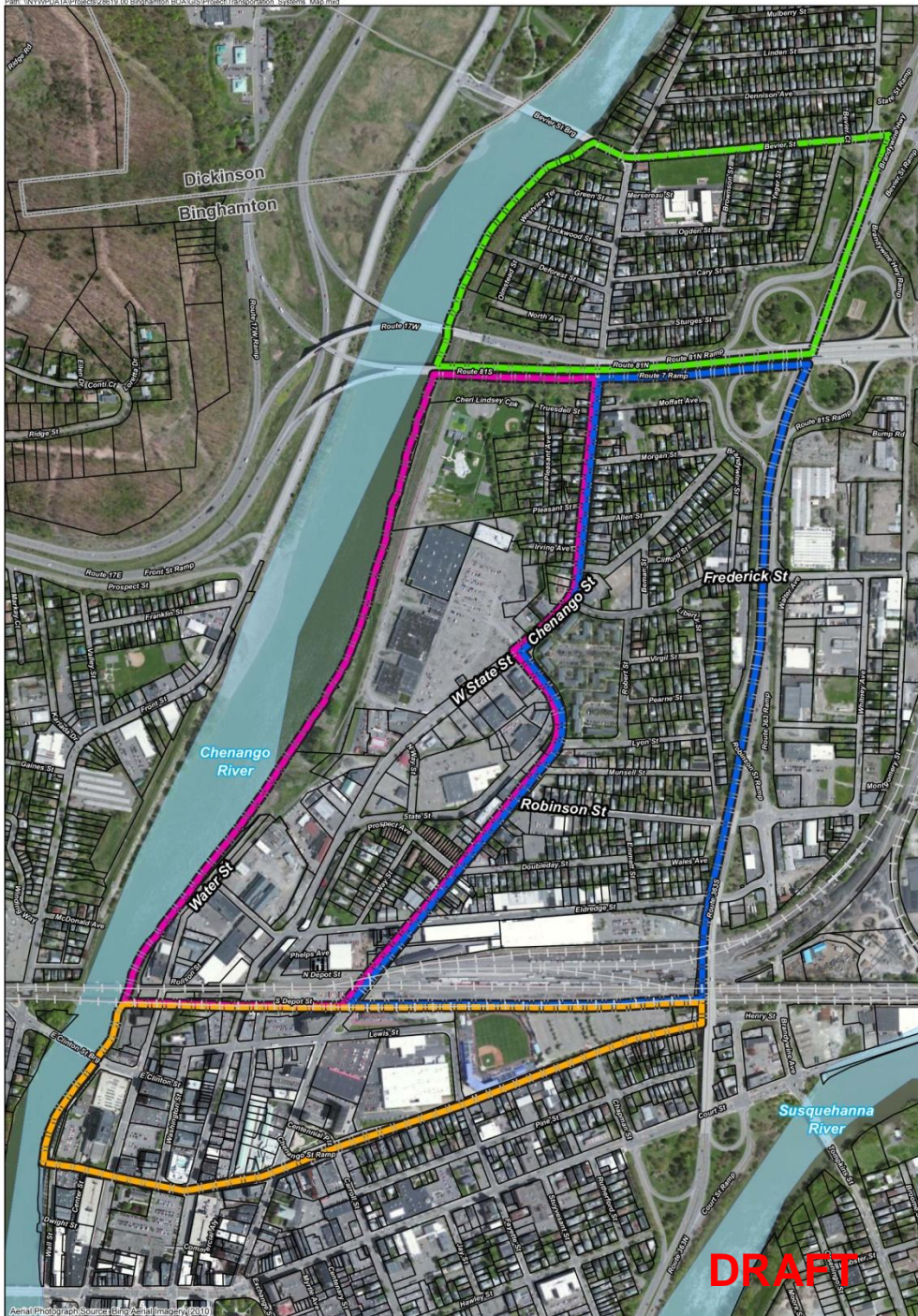


Next Steps

- Input will inform ongoing planning for conceptual plans and recommendations
- Workshop results will be presented at a public meeting later this year
- Visit the project website for updates:

www.cityofbinghamton.com

North Chenango River Corridor Brownfield Opportunity Area *Aerial*

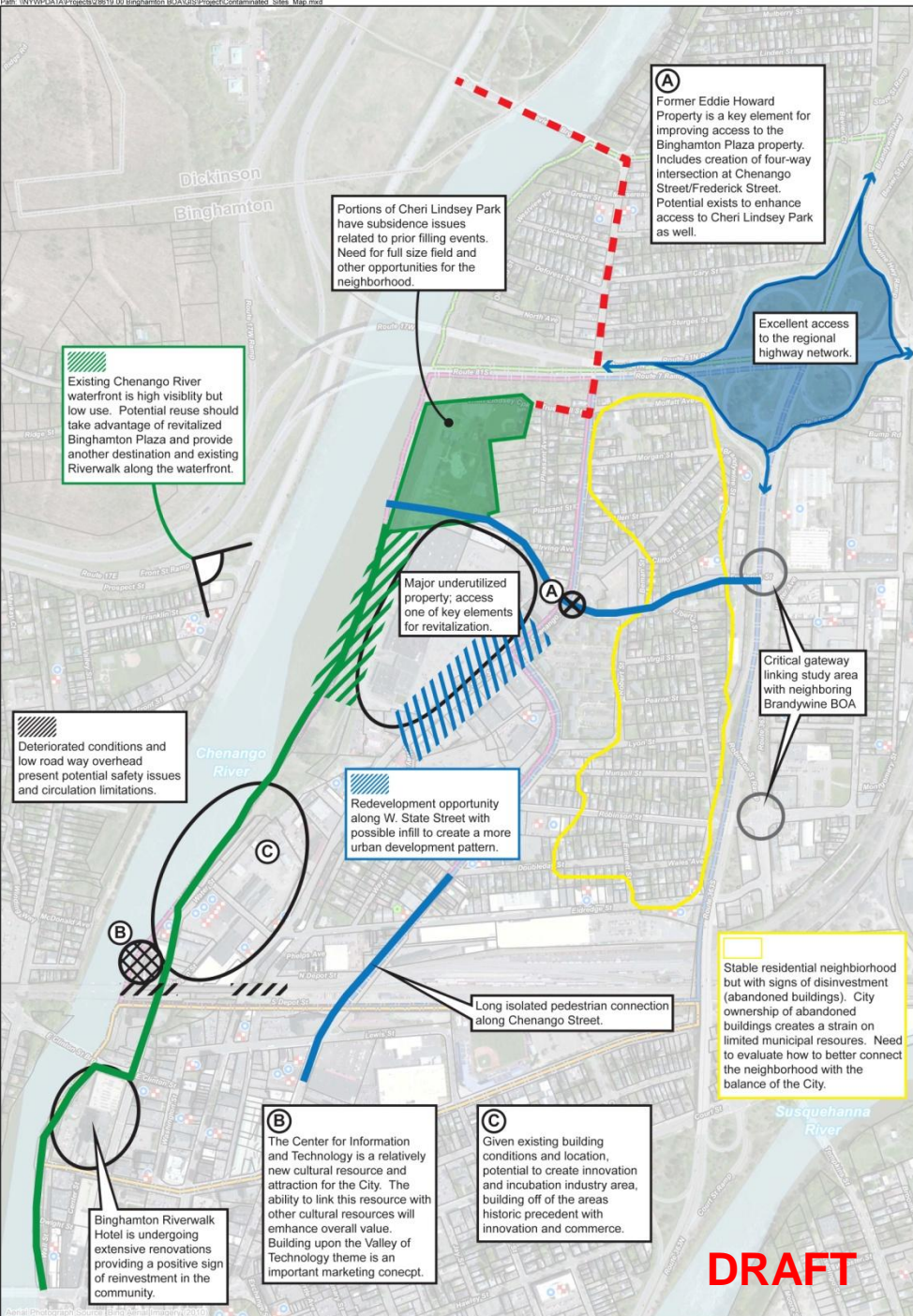


Move slides
After here

North Chenango River Corridor

Brownfield Opportunity Area

Preliminary Issues and Opportunities



Legend

Existing Riverwalk Trail

Potential Location of Trail Extension

Brownfield Cleanup Program Site

Chemical Bulk Storage Sites

Major Oil Storage Facility Sites

NYDEC Contaminated Sites

Petroleum Bulk Storage Sites

Brownfield Opportunity Areas

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Assessor Parcel Boundary

Municipal Boundary

Open Water